089.0	0006	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	781,300 /	781,300
USE VALUE:	781,300 /	781,300
ASSESSED:	781,300 /	781,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEAD GEORGE F & NANCY A
Owner 2:	MEAD FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	48 PINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MEAD GEORGE F & NANCY A -
Owner 2:	-
Street 1:	48 PINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Asbestos Exterior and 1688 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10430.000	268,300		513,000	781,300
Total Card	0.239	268,300		513,000	781,300
Total Parcel	0.239	268,300		513,000	781,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.86 | /Parcel: 462.86

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	57002
GIS Ref	
GIS Ref	
Insp Date	11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0006-0008.0

!7278!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,300	0	10,430.	513,000	781,300		Year end	12/23/2021
2021	101	FV	259,600	0	10,430.	513,000	772,600		Year End Roll	12/10/2020
2020	101	FV	259,700	0	10,430.	513,000	772,700	772,700	Year End Roll	12/18/2019
2019	101	FV	212,200	0	10,430.	520,400	732,600	732,600	Year End Roll	1/3/2019
2018	101	FV	212,200	0	10,430.	388,400	600,600	600,600	Year End Roll	12/20/2017
2017	101	FV	212,200	0	10,430.	351,800	564,000	564,000	Year End Roll	1/3/2017
2016	101	FV	212,200	0	10,430.	337,100	549,300	549,300	Year End	1/4/2016
2015	101	FV	199,700	0	10,430.	285,800	485,500	485,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:18:15

LAST REV

Date	Time
12/17/19	12:24:31
jorourke	

PAT ACCT. 7278

USER DEFINED

Prior Id # 1:	57002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEAD GEORGE F &	73710-466	1	11/25/2019	Convenience	1	No	No		
	19845-570		5/1/1989		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Meas/Inspect	CC	Chris C
12/9/2008	Meas/Inspect	345	PATRIOT
5/13/2000	Inspected	270	PATRIOT
1/20/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10430		Sq. Ft.	Site		0	70.	0.70	5									513,034						513,000	

Total AC/HA:	0.23944	Total SF/SM:	10430	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	513,034	Spl Credit		Total: 513,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27203798
Const Adj.:	0.94050002
Adj $ / SQ:	155.526
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364580
Depreciation:	96249
Depreciated Total:	268331

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

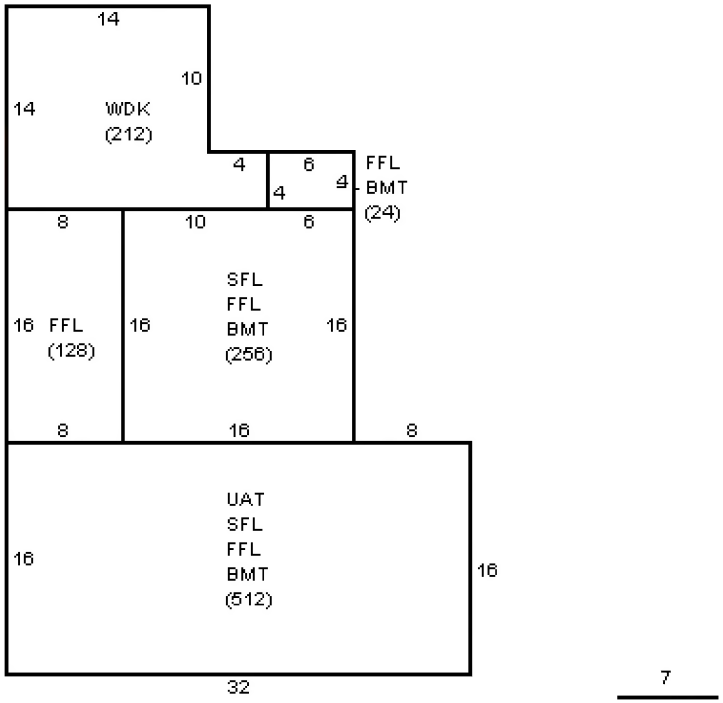
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.53
Special Features:	0	Val/Su Net:	95.14
Final Total:	268300	Val/Su SzAd	158.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	155.530	143,084
BMT	Basement	792	46.660	36,953
SFL	Second Floor	768	155.530	119,444
WDK	Deck	212	10.080	2,137
UAT	Upper Attic	128	62.210	7,963

Net Sketched Area:	2,820			Total:	309,581
Size Ad	1688	Gross Area	3204	FinArea	1688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	